096.0	0004	0007.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,106,600 /	1,106,600
					USE VALUE:	1,106,600 /	1,106,600
					ASSESSED:	1,106,600 /	1,106,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANNIN ANGELA &
Owner 2:	ZOCCHI MICHAEL
Owner 3:	
Street 1:	96 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ANGELOU BARBARA J -
Owner 2:	ANGELOU TRIANTAFILOS -
Street 1:	96 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,642 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Clapboard Exterior and 1791 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15642.000	479,400	4,700	622,500	1,106,600
Total Card	0.359	479,400	4,700	622,500	1,106,600
Total Parcel	0.359	479,400	4,700	622,500	1,106,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 617.80 | /Parcel: 617.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0004-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	479,200	4700	15,642.	622,500	1,106,400	1,106,400	Year End Roll	12/18/2019
2019	101	FV	359,600	4700	15,642.	622,500	986,800	986,800	Year End Roll	1/3/2019
2018	101	FV	359,600	4700	15,642.	533,600	897,900	897,900	Year End Roll	12/20/2017
2017	101	FV	335,600	4700	15,642.	498,000	838,300	838,300	Year End Roll	1/3/2017
2016	101	FV	335,600	4700	15,642.	426,800	767,100	767,100	Year End	1/4/2016
2015	101	FV	293,400	4700	15,642.	382,400	680,500	680,500	Year End Roll	12/11/2014
2014	101	FV	293,400	4700	15,642.	353,900	652,000	652,000	Year End Roll	12/16/2013
2013	101	FV	293,400	4700	15,642.	337,500	635,600	635,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANGELOU BARBARA	64523-317		11/18/2014		725,500	No	No		
ANGELOU BARBARA	36621-146		10/4/2002	Family	1	No	No		
TRIANTAFILOS AN	34385-267		12/21/2001	Family	1	No	No		
	12092-1		10/14/1971		34,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	908	Add Bath	25,000	C				
6/7/2016	742	Add Bath	49,100					remod kitch add 1/
3/16/2015	242	Add Bath	19,000					Add bath to second

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	Meas/Inspect	DGM	D Mann
5/23/2017	Permit Visit	DGM	D Mann
5/26/2015	Permit Insp	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
3/21/2009	Meas/Inspect	197	PATRIOT
11/9/2000	Inspected	264	PATRIOT
11/9/2000	Hearing Chag	189	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15642		Sq. Ft.	Site		0	70.	0.57	4									622,484						622,500	

Total AC/HA: 0.35909 | Total SF/SM: 15642 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 622,484 | Spl Credit | Total: 622,500

PRINT

Date	Time
12/10/20	22:28:29

LAST REV

Date	Time
10/29/20	09:41:52
danam	

PAT ACCT.: 7871

User Acct: 62960
GIS Ref:
GIS Ref:
Insp Date: 05/23/17

!7871!

USER DEFINED

Prior Id # 1:	62960
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23619914
Const Adj.:	1.01989794
Adj $ / SQ:	157.600
Other Features:	103000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588893
Depreciation:	109534
Depreciated Total:	479359

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

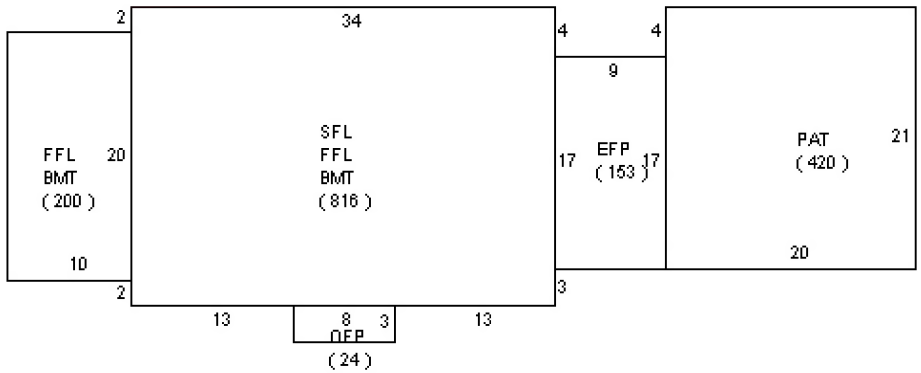
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,016	47.280	48,036
FFL	First Floor	1,016	157.600	160,121
SFL	Second Floor	775	157.600	122,171
PAT	Patio	420	3.210	1,346
EFP	Enclos Porch	153	45.910	7,025
OFP	Open Porch	24	44.880	1,077

Net Sketched Area:	3,404			Total:	339,776
Size Ad	1791.2000	Gross Are	3445	FinArea	1791

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	209.61
Special Features:	0	Val/Su Net:	140.83
Final Total:	479400	Val/Su SzAd	267.64

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID: 096.0-0004-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1959	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700